

AGENDA  
BROOKFIELD ZONING COMMISSION  
Thursday, April 24, 2014 – 7:00 p.m.  
MEETING ROOM #133 – TOWN HALL, 100 POCONO ROAD

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1. **Convene Meeting**
  - a. **Review Minutes of Previous Meetings:** 3/20/14 special, 3/27/14 special, 4/10/14
  
2. **Land Use Enforcement**
  - a. **Enforcement Officer's Report:**
  
3. **Review Correspondence**
  - a. **Minutes of other Boards and Commissions:** Inland Wetlands Commission; Zoning Board of Appeals 4/7/14; Planning Commission 4/3/14; Zoning Sub-Committee
  
  - b. **40 and 64 Laurel Hill Road #201200588:** Permit Transfer from Dakota Partners, Inc., Lawrence Hoyt and Anne Hepner to Laurel Hill Residences LLC (received in Land Use 4/9/14)
  
  - c. **Legal Briefings for Building Inspectors:** April 2014
  - d. **Iroquois report:** April 2014
  
4. **Public Hearing:** none
  
5. **Continued Public Hearing:**
  - a. **Proposed Regulation Change #201400115: Section 242-404K and Appendix – Incentive Housing Guidelines.**
    1. Design Guidelines and Standards Manual DRAFT Revised 4/17/14
    2. APPENDIX B – revised 4/17/14
    3. Letter from Brookfield Museum & Historical Society to Zoning Commission dated April 9, 2014
  
6. **Old Business:**
  - a. **227 Federal Road (La-Z-Boy) #201400203:** Illuminated 117.66 sq. ft. building sign
    1. Additional material with “Electrical Notes” – sheet 1 of 2 and sheet 2 of 2 - handed into Land Use 4/17/14
  
  - b. **110 Federal Road (BJ's Wholesale Club – Gas Station) #201100126:** Request for final bond release in the amount of \$55,000.00
  
  - c. **20 Orchard Place #201400189: Site Plan Modification to replace existing pole light heads with LED at the condominium complex (dec date 6/13/14)**
    1. **“Luminaire Schedule”** prepared by Joe Frey dated 4/8/14
  
7. **New Business:**
  - a. **133 Junction Road (First Assembly of God) #201400251: Site Plan Modification to replace and enlarge 2 doors and sidewalk construction (dec date 6/27/14)**
    1. **“Proposed Egress Sidewalk Layout”** prepared by William Sharp Architect / BBS Design, LLC dated 4/1/14 – sheet SP-1
      - **“Partial Floor Plans Code Analysis”** dated 12/17/13 – sheet A-1

- b. **366 Federal Road (Healthy Weighs) #201400252: Site Plan Modification for proposed parking lot changes** – Adjust curbing and expand south parking lot by 1 space /adjust curbing on north parking lot for snow plow access. (*dec date 6/27/14*)
  - 1. “Site Plan” prepared by CCA, LLC dated 8/31/12 revised thru 4/17/14 – sheet C1
  
- c. **612 Federal Road (Bicycle Center) #201400256: Site Plan Modification to replace old wood shingle siding with new seam metal around top of building** (*dec date 6/27/14*)
  - 1. Hand drawn sketch of new roof handed into Land Use 4/17/14.
  
- d. **Proposed Regulation Change #201400259: Section 242-602B(2)(i) & (j) – Lighting fixtures and intensity**

8. **Tabled Items:**

9. **Informal Discussion:**

10. **Comments of Commissioners:**

11. **Adjourn:**

**\*\*Next Regular Meeting Scheduled for May 8, 2014\*\***